



**PROPERTY STANDARDS BOARD  
CITY OF GARLAND, TEXAS**

The Property Standards Board of the City of Garland, Texas convened in regular session at 7:00 P.M. on July 21, 2016 with the below listed members present.

**PRESENT:**

Chairman:	David Perry
Vice Chair:	Douglas Williams
At Large:	Albert Kraft
Board Member:	Nicholas Oliver
Board Member:	Rodney Blount
Board Member:	Noelia Garcia
Board Member:	Michael Frances

**ABSENT:**

Board Member:	Jason Curtis
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**STAFF PRESENT:**

Managing Director:	Richard Briley
Neighborhood Stds Manager:	Rick Barker
Housing Stds Manager:	Rio Orticio
Neighborhood Stds Supervisor:	Shawn Weinstein
Business Operations Supervisor:	Lily Gama
Recording Secretary:	Dee Young
Senior Assistant Attorney:	Kurt Banowsky

**CALL MEETING TO ORDER:**

The meeting was called to order at 7:00 p.m. by Chairman David Perry. Rodney Blount gave the invocation and Nicholas Oliver led the pledge to the flag.

1. MINUTES: Approval of minutes of the November 12, 2015 hearing; Motion by Mr. Williams and seconded by Mr. Oliver to approve minutes as written. Seven (7) Ayes, 0 Nays, 0 Abstention.
2. OATH: Chairman David Perry administered the Oath to those who were to present testimony at this meeting.
3. Property Hearings: Shawn Weinstein presented on all the substandard properties:

Mr. Weinstein presented the case to the Board, stating the ownership of the property, the condition of the property, the procedures taken to notify the owner(s) in accordance with law, and staffs' recommendation "That the building be repaired by October 21, 2016, as noted on the May 2, 2016 inspection report. If the building is not repaired by October 21, 2016, as noted on the May 2, 2016 inspection report, civil penalties in the amount of \$100.00 per day be assessed against the property beginning October 22, 2016, and continue until all repairs have been made and a final inspection conducted. If repairs have not been made and penalties have continued to accrue by November 21, 2016, the City is authorized to demolish the property."

Mr. Weinstein presented testimony to the Board regarding the current condition of the property, provided a site map and photographs and answered questions from the Board.

The Board viewed a site map of the property and photographs depicting the current condition.

Speakers: Robert B. Burks

Motion by Mr. Oliver to close the public hearing. Second by Mr. Williams. All in favor.

Mr. Kraft made a motion to accept staff recommendations with a second by Mr. Williams: "That the building be repaired by October 21, 2016, as noted on the May 2, 2016 inspection report. If the building is not repaired by October 21, 2016, as noted on the May 2, 2016 inspection report, civil penalties in the amount of \$100.00 per day be assessed against the property beginning October 22, 2016, and continue until all repairs have been made and a final inspection conducted. If repairs have not been made and penalties have continued to accrue by November 21, 2016, the City is authorized to demolish the property."

Discussion. 7 Ayes, 0 Nays, and 0 Abstentions. Motion Carried Unanimously.

Mr. Weinstein presented the case to the Board, stating the ownership of the property, the condition of the property, the procedures taken to notify the owner(s) in accordance with law, and staffs' recommendation "That the building be repaired by October 21, 2016, as noted on the April 6, 2015 inspection report. If the building is not repaired by October 21, 2016, as noted on the April 6, 2015 inspection report, civil penalties in the amount of \$100.00 per day be assessed against the property beginning October 22, 2016, and continue until all repairs have been made and a final inspection conducted. If repairs have not been made and penalties have continued to accrue by November 21, 2016, the City is authorized to demolish the property."

Mr. Weinstein presented testimony to the Board regarding the condition of the property, provided a site map and photographs and answered questions from the Board.

The Board viewed a site map of the property and photographs depicting the current condition.

Speakers: Cecilio Hernandez  
David Hernandez

Motion by Mr. Williams to close the public hearing. Second by Mr. Blount. All in favor.

Mr. Williams made a motion to amend staffs' recommendation to read as follows: "That the building be repaired by April 21, 2017, as noted on the April 6, 2015 inspection report. If the building is not repaired by April 21, 2017, as noted on the April 6, 2015 inspection report, civil penalties in the amount of \$100.00 per day be assessed against the property beginning April 22, 2017, and continue until all repairs have been made and a final inspection conducted. If repairs have not been made and penalties have continued to accrue by May 21, 2017, the City is authorized to demolish the property." Second by Mr. Blount.

Discussion. 7 Ayes, 0 Nays, and 0 Abstentions. Motion Carried Unanimously.

2102 Lynbrook (Doc# 2016-16)

Mr. Weinstein presented the case to the Board, stating the ownership of the property, the condition of the property, the procedures taken to notify the owner(s) in accordance with law, and staffs' recommendation "That the building be repaired by October 21, 2016, as noted on the May 18, 2015 inspection report. If the building is not repaired by October 21, 2016, as noted on the May 18, 2015 inspection report, civil penalties in the amount of \$100.00 per day be assessed against the property beginning October 22, 2016, and continue until all repairs have been made and a final inspection conducted. If repairs have not been made and penalties have continued to accrue by November 21, 2016, the City is authorized to demolish the property."

Mr. Weinstein presented testimony to the Board regarding the condition of the property, provided a site map and photographs and answered questions from the Board.

The Board viewed a site map of the property and photographs depicting the current condition.

Speakers: Sue Gaither  
Jake Noland

Motion by Mr. Williams to close the public hearing. Second by Mr. Oliver. All in favor.

Mr. Kraft made a motion to amend staffs' recommendation to read as follows: "That the building be repaired by November 21, 2016, as noted on the May 18, 2015 inspection report. If the building is not repaired by November 21, 2016, as noted on the May 18, 2015 inspection report, civil penalties in the amount of \$100.00 per day be assessed against the property beginning November 22, 2016, and continue until all repairs have been made and a final inspection conducted. If repairs have not been made and penalties have continued to accrue by December 21, 2016, the City is authorized to demolish the property." Second by Mr. Williams.

Discussion. 7 Ayes, 0 Nays, and 0 Abstentions. Motion Carried Unanimously.

Mr. Weinstein presented the case to the Board, stating the ownership of the property, the condition of the property, the procedures taken to notify the owner(s) in accordance with law, and staffs' recommendation "That the building be repaired by October 21, 2016, as noted on the December 12, 2014 inspection report. If the building is not repaired by October 21, 2016, as noted on the December 12, 2014 inspection report, civil penalties in the amount of \$100.00 per day be assessed against the property beginning October 22, 2016, and continue until all repairs have been made and a final inspection conducted. If repairs have not been made and penalties have continued to accrue by November 21, 2016, the City is authorized to demolish the property."

Mr. Weinstein presented testimony to the Board regarding the condition of the property, provided a site map and photographs, and answered questions from the Board.

The Board viewed a site map of the property and photographs depicting the current condition.

Speakers: None

Motion by Mr. Williams to close the public hearing. Second by Mr. Blount. All in favor.

Mr. Oliver made a motion to accept staffs' recommendation with a second by Mr. Kraft: "That the building be repaired by October 21, 2016, as noted on the December 12, 2014 inspection report. If the building is not repaired by October 21, 2016, as noted on the December 12, 2014 inspection report, civil penalties in the amount of \$100.00 per day be assessed against the property beginning October 22, 2016, and continue until all repairs have been made and a final inspection conducted. If repairs have not been made and penalties have continued to accrue by November 21, 2016, the City is authorized to demolish the property."

Discussion. 7 Ayes, 0 Nays, and 0 Abstentions. Motion Carried Unanimously.

#### ADJOURNMENT:

With no further business or discussion to come before the Board the meeting was adjourned at 8:33 P.M. by Chairman David Perry.

City of Garland  
Signed:

\_\_\_\_\_/dp  
*David Perry, Chairman*

\_\_\_\_\_/rb  
*Rick Barker, Secretary to the Property Standards Board*

Date: \_\_\_\_\_

Date: \_\_\_\_\_